Woburn Avenue, Epping, CM16

BUTLER & STAG

Guide Price £425,000 £450,000

This two-bedroom semi-detached house provides spacious living accommodation with great potential for further extension, subject to planning permission.

Freehold

- Victorian Semi Detached Home
- Two Bedrooms
- Two Receptions
- Off Street Parking
- Potential To Extend (stp)

The ground floor features a well-proportioned lounge, a separate galley kitchen, and a dining area, offering a practical layout for everyday living. The family bathroom is also conveniently located on this level, and there is easy access to the garden through the kitchen.

Upstairs, the first floor comprises two generously sized bedrooms, providing ample space for a small family or couple.

This property presents an excellent opportunity for those looking to create a home with their own personal touch, situated in a village location with scope for future development.

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Approx. Gross Internal Area 720 Sq Ft - 66.89 Sq M
Approx. Gross Garage Area 135 Sq Ft - 12.54 Sq M

Ground Floor

Floor Area 421 Sq Ft - 39.11 Sq M

First Floor

Floor Area 299 Sq Ft - 27.78 Sq M

RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 6/9/2024

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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